



65 Cunningham Square
Edinburgh, EH15 1BA

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"65 Cunningham Square is a beautifully presented two bedroom first and second floor maisonette, situated in the highly regarded district of Portobello"

- ENTRANCE HALL
- LIVING / DINING / KITCHEN
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)
- BATHROOM
- WC
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- PHOTOVOLTAIC SOLAR PANELS
- COMMUNAL GARDEN
- RESIDENTS PARKING
- EXCELLENT LOCAL AMENITIES
- GREAT TRANSPORT LINKS
- SHORT WALK TO BEACH





LOCATION

Portobello is a thriving and vibrant residential area located to the east of the city centre. The High Street has a varied range of services with shops such as Sainsbury's Local, Aldi, Scotmid, bars and eateries. Within easy reach there is an Asda Superstore and a wide selection of shopping at Fort Kinnaird Retail Park. Historic Leith and Musselburgh are only a few miles away offering a further choice of specialist shops and services. The area is well served by regular bus routes into the city and to towns and villages down the East Coast. Brunstane railway station connects to the city centre and beyond. The link to the city bypass gives good access to the A1, Edinburgh Airport and the motorway network. Locally, there is a good range of Nurseries, Primary and High Schools. At further education level are Edinburgh College and Queen Margaret University campus. Leisure and recreational facilities are provided for by a Swim Centre & Turkish Baths, Sailing & Kayak Club and 5-a-side football pitches. Short distances away are outdoor bowling clubs and golf courses.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band D, however, please check with the local authority.



DESCRIPTION

65 Cunningham Square is a beautifully presented two bedroom first and second floor maisonette, situated in the highly regarded district of Portobello, a short walk from Portobello Promenade, Beach & High Street.

Built by Barratt Homes in 2022 and a former show home, this impressive accommodation which has been tastefully decorated throughout comprises: welcoming entrance hall with cupboard and WC off; bright and generously proportioned open plan living / dining / modern kitchen with base and wall mounted units, integrated appliances and cupboard off; carpeted stair to second floor; spacious double bedroom 1 with built-in mirrored wardrobes; double bedroom 2 and contemporary bathroom with mains operated shower over bath. Further benefits include: gas central heating; double glazing; Photovoltaic solar panels; NHBC warranty; move-in condition; communal garden; residents parking; excellent local amenities and great transport links.

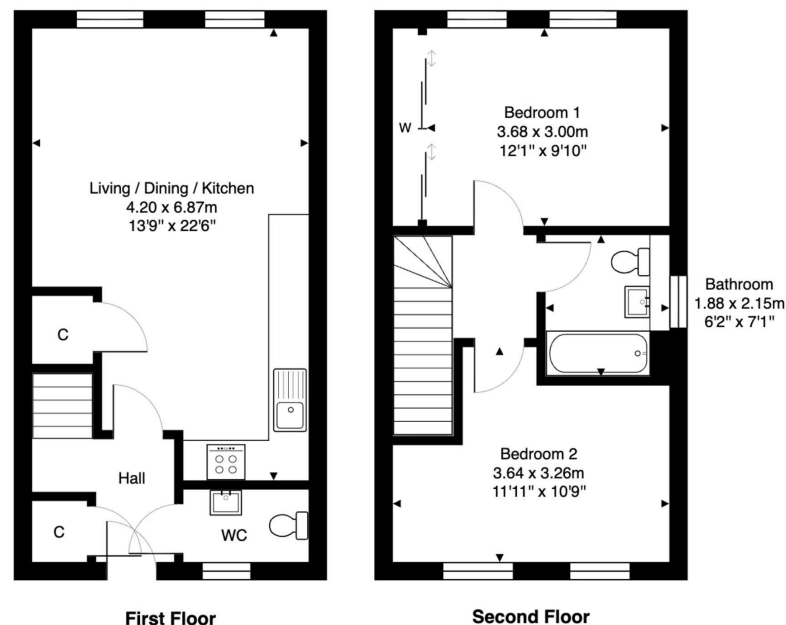
EPC RATING

The energy efficiency rating for this property is band B

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



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Total Area: 68.1 m² ... 733 ft²

All measurements are approximate and for display purposes only.



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